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**REPORT OF  
PHASE I ENVIRONMENTAL SITE ASSESSMENT  
154-164 SOUTH YALE AVENUE PROPERTY  
COLUMBUS, OHIO**

**GCI PROJECT NO. 11-E-16097**

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**February 14, 2011**



## 2.0 INTRODUCTION

GCI is a geo-professional consulting firm performing environmental assessment, remediation, wetlands consulting and permitting assistance, geotechnical engineering, construction monitoring, laboratory analysis, and subsurface exploration services. Please contact our office by telephone at (614) 895-1400 or visit our web site at <http://www.GCI2000.com> for more information.

### 2.1 PURPOSE

The purpose of a Phase I ESA is to assess property for *recognized environmental conditions* (RECs). GCI performed a site reconnaissance, a driving tour of the vicinity, a review of agency databases, and a review of historical data in an effort to achieve this objective.

RECs are defined as: "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.<sup>1</sup>" In performing this Phase I ESA report, GCI has striven to balance between competing goals of identifying signs of RECs and a scope of services limited by both cost and time constraints.

Special terms and conditions are outlined in our proposal and Terms and Conditions with our client dated February 1, 2011. This assessment is intended to permit the user to satisfy one of the requirements to qualify for the Comprehensive Environmental Response, Compensation and Liability Act's (CERCLA's) landowner liability protections (LLPs): *innocent landowner*, *contiguous property owner*, or *bona fide prospective purchaser*. This practice does not address specific requirements of local, state, or federal laws other than the *all appropriate inquiry* (AAI) provisions of the LLPs. Users are cautioned that local, state, and federal laws may impose environmental assessment obligations that are beyond the scope of this assessment. The users should also be aware that there may be other legal obligations with regard to hazardous substances or petroleum products on the property that are not addressed in this assessment and could pose a risk of civil and/or criminal sanctions for non-compliance.

### 2.2 SPECIAL TERMS AND CONDITIONS

This report is an instrument of professional service prepared by GCI for the sole use of ~~the client and its affiliates, subsidiaries, and other parties~~ and other parties that may be designated jointly by ~~the client and its affiliates, subsidiaries, and other parties~~ and GCI. Any other party that wishes to use or rely upon this report, or that wishes to duplicate,

<sup>1</sup> ASTM Designation E1527-05 Section 3.2.74.

otherwise reproduce or copy, or excerpt from, or quote this report must apply with GCI for authorization to do so. Any unauthorized use of or reliance on this report shall release GCI from any liability resulting from such use or reliance. Any unauthorized duplication, other reproduction or copying, or excerption or quotation of this report shall expose the violator to all legal remedies available to GCI.

### **2.3 SCOPE OF SERVICES AND REPORT METHODOLOGY USED**

In accordance with our proposal #11E0022 dated February 1, 2011, the scope of the Phase I ESA included the following: historical background research; review of local, state, federal, and tribal environmental agency data; visual property observations; review of area geology; and interviews.

GCI performed this Phase I ESA in substantial accordance with ASTM practice E 1527-05 guidelines; 40 CFR Part 312, Standards and Practices for All Appropriate Inquiry, Final Rule; and the generally accepted practices of environmental professionals performing similar services in the same locale under similar circumstances at the time of this assessment.

### **2.4 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT**

It is important to note that unexpected conditions may arise on any property. Identifying such conditions may not be attainable through the scope and limitations of ASTM practice E 1527-05. Having an AAI-compliant Phase I conducted will not protect a user from all forms of liability. For instance, AAI is limited to liability under federal CERCLA law but does not provide protection from liability under other federal statutes, state law, or common law. Likewise, AAI is only the first step of establishing a CERCLA defense and will not necessarily protect an owner from CERCLA litigation, particularly if the owner ignores the applicable continuing obligations over the course of property ownership. According to AAI, CERCLA liability rests with the owner or operator of the property and not with an environmental professional hired by the prospective landowner and who is not involved with the ownership or operation of the property.

AAI also does not address environmental compliance issues or health and safety compliance issues, nor is AAI designed for use in stock purchase arrangements because such deals do not involve transfers of real property. AAI is not a cure all for any environmental due diligence need. Often, the major driver for having a Phase I ESA conducted is to protect the owner from buying a problem property. Depending on the property, an AAI-compliant scope may or may not be appropriate. In some cases, a modified AAI approach may be more fitting. What the user wants to do with the property first can significantly affect what the scope of the Phase I ESA. It is therefore critical that the user be engaged upfront to identify what their goals are and to determine the appropriate methods for reaching those goals.

The following are beyond the scope of the Phase I ESA: assessing ASTM-defined "business environmental risks"; asbestos assessments/surveys; sampling/testing of building materials, soil, air or water; jurisdictional waters (wetlands/streams) delineation; cultural resources review including state historic preservation office (SHPO) inquiries;



endangered or unique habitats or species inquiry; meetings with regulatory agencies; land surveying; an industrial hygiene survey; testing for biological pollutants (e.g., mold, fungi, bacteria, etc.), radon, air quality, lead-based paints, or other testing; measurement of quantities of wastes on the property; a compliance audit of existing or former operations; and meetings to discuss the property or report findings.

A Phase I ESA is not intended to wholly eliminate uncertainty regarding the possibility of recognized environmental conditions regarding the property. This report is intended to reduce, but not eliminate, uncertainty regarding the possibility of recognized environmental conditions regarding the property.

GCI made appropriate inquiries in the performance of this Phase I ESA. This does not mean an exhaustive search was performed; the cost of information or time required gathering it may outweigh its usefulness.

Not every property needs the same level of assessment. The appropriate level of inquiry regarding the property subject to a Phase I ESA is guided by type of property, the judgment of environmental professionals, and information developed during the assessment.

In order for the protective purchaser to claim protection from CERCLA liabilities, the acquisition of the subject property must be completed with 180 days after the commencement date of the Phase I ESA. The practicability of information contained in the Phase I ESA is presumed to be valid for a period of 180 days after date of issuance. The exception is its use as a historical informational source for future environmental site assessments.

The information in this report is true to the best of our knowledge. GCI obtained some of the information presented in this report from other persons/agencies. GCI assumes no responsibility for the accuracy or completeness of information provided by others. No warranty, express or implied, is given by GCI.

The conclusions presented in this report are professional opinions based on data collected between the commencement date and the report date. They are intended for the purpose, property location, and project indicated. This report is not a definitive study of contamination at the property and should not be interpreted as such. An evaluation of subsurface soil and groundwater conditions was not performed as part of this ESA. No sampling or laboratory chemical analysis was performed as part of this ESA. GCI performed activities appropriate and necessary to evaluate the environmental status of the property under current Phase I ESA guidelines.

## **2.5 USER-PROVIDED INFORMATION**

GCI submitted a User Questionnaire (appended) to the client to request information pertaining to the property. The questionnaire responses indicated the client has no knowledge of any environmental liens at the property, no knowledge of activity and/or land use limitations placed on the property such as engineering or institutional controls, no



knowledge of recognized environmental conditions regarding the property or property vicinity, and no awareness of any obvious indicators of contamination at the property based on knowledge or experience with the property.

The questionnaire response indicated knowledge of the property that would indicate a value reduction in price due to environmental conditions and awareness of commonly known or reasonably ascertainable environmental information about the property. This knowledge was gathered from the 1951 Sanborn® Fire Insurance Map showing a gasoline underground storage tank (UST) on the southeast portion of the property.

## **2.6 ENVIRONMENTAL LIEN SEARCH**

GCI engaged Nationwide Environmental Title Research (NETR) to provide a search of title records for activity and use limitations (AULs) or environmental liens in connection with the property. This search did not identify the existence of AULs or environmental liens in connection with the property. The Environmental Lien Search report is provided in Appendix D.

## **3.0 PROPERTY LOCATION**

This section provides a general portrayal of the property and its vicinity. Information from visual observations of the property and adjoining properties is provided in § 5.0 *Information from Site Reconnaissance and Interviews*.

### **3.1 LOCATION**

Information provided in this section specifically describes the location of the property, as was provided by our client, the property owner, governmental agencies, or any combination thereof.

The property was on the northeastern corner of South Yale Avenue and West Town Street in Columbus, Franklin County, Ohio. The address to the property was 154-164 South Yale Avenue. The property comprises two parcels with Franklin County parcel identification numbers 010-017612 and 010-051013. Property location maps and a Franklin County Auditor's Geographic Information System (GIS) map showing the property are provided in Appendix A.

### **3.2 PROPERTY AND VICINITY CHARACTERISTICS**

This section describes the property and vicinity by generalizing a description whether they exist in a setting that may be industrial, residential, commercial, agricultural, etc. or any combination thereof. This information is a brief description that is combined from various sources. A broader description of specific adjoining properties and the property are provided under § 5.0 *Information from Site Reconnaissance and Interviews*.

The surrounding area was primarily commercial with residential properties along the west side of South Yale Avenue.

## 4.0 RECORDS REVIEW

This section provides information from public ascertainable recorded documents, government environmental databases, and historical information relative to identifying recognized environmental conditions regarding the property.

### 4.1 PHYSICAL SETTING

The following subsections describe reviewed information pertaining to geologic, hydrogeologic, or topographic characteristics of a property. This information is useful in identifying possible contaminant migratory pathways related to the surface, subsurface, and groundwater of the property and off-property sources.

#### 4.1.1 USGS TOPOGRAPHIC MAP REVIEW

Surface elevation at the property shown on the 1995 USGS *Southwest Columbus, Ohio* 7.5 minute series topographic map was approximately 710 feet above mean sea level. A photocopy of a portion of this USGS map showing the property area is attached in Appendix A.

Ground surface elevations in the area immediately surrounding the property were generally level to decreasing toward the Scioto River, located between approximately one-half to six-tenths mile north and east of the property.

#### 4.1.2 COUNTY GROUNDWATER RESOURCES MAP

GCI reviewed *The Groundwater Resources of Franklin County, Ohio* map, revised by Ohio Department of Natural Resources (ODNR) - Division of Water in 1993. This map indicated the property was in an area underlain by ground moraine glacial till generally more than 20 feet thick. The principal aquifer in the property area was limestone and dolomite bedrock underlying glacial till.

#### 4.1.3 WELL LOG REVIEW

GCI reviewed *Well Log and Drilling Reports* from ODNR - Division of Water for registered groundwater wells in Franklin Township, Franklin County. These records identified no registered groundwater supply wells at the property. There were no wells indicated on properties within close proximity to the subject property. The closest registered wells were groundwater monitoring wells located on a property at 1229 McKinley Ave., about one mile north of the property. The groundwater well logs for these wells indicated they were installed in a sand and gravel layer, and bedrock was not encountered at the depths of the wells (maximum depth of 18 feet). Copies of ODNR's well location map and the reviewed well logs are provided in Appendix A.

#### 4.1.4 COUNTY SOIL SURVEY REVIEW

GCI reviewed the US Department of Agriculture Web Soil Survey website<sup>2</sup> for the property area. This publication indicated the property is underlain by Eldean-Urban land complex, 2 to 6 percent slopes. The map symbol for this soil type is

<sup>2</sup> <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>

EmB, as shown on the soil map provided in Appendix A. Eldean-Urban land complex was described as a deep, gently sloping, well drained soil with moderate to moderately slow permeability and low to moderate available water capacity.

#### **4.1.5 SUBSURFACE EXPLORATION INFORMATION**

GCI is not aware of the existence of reports of prior subsurface explorations at this property. GCI has not performed a subsurface exploration of the property.

### **4.2 HISTORICAL USE INFORMATION**

The following subsections provide a history of previous uses of the property and surrounding properties. This helps to identify the possibility of past uses having led to recognized environmental conditions concerning the property.

#### **4.2.1 COUNTY RECORD REVIEW**

GCI reviewed real estate records from the Franklin County Auditor's website<sup>3</sup> to research the prior owners of the property. This research extended back to the year 1920. According to county records, the United States of America has owned the two parcels comprising the property since May 12, 2010. Prior to this date, owners of the property parcels were identified as PVCR, Inc.; Kayo Oil Co.; Conoco, Inc.; Comap, Inc.; Delaware Western Properties, Inc.; Continental Oil Company; Phillips Steel Manufacturing, Inc.; Cities Service Oil Co.; The Hy-Grade Oil Co.; The Scioto Oil Co.; The Columbus Reliner Co.; and private individuals. Franklin County Auditor parcel information sheets, transfer history sheets, and assessment lists including a property ownership listing are provided in Appendix B.

#### **4.2.2 HISTORICAL FIRE INSURANCE MAPS**

GCI obtained Sanborn® fire insurance maps (Sanborn® maps) of the property area from Environmental Data Resources, Inc. (EDR). Available maps of the property area were from the years 1901, 1922, 1950, and 1968. Appendix B includes the Certified Sanborn® Report.

The 1901 Sanborn® map showed the property as vacant land. Yale Avenue bordered the west side of the property with West Town Street bordering the south side. Dwellings were south of the property across West Town Street. Areas to the west and north of the property were vacant land. An alley followed by railroad tracks was east of the property. Vacant land was east of the railroad tracks.

The 1922 Sanborn® map showed a two-story dwelling on the southwest portion of the property, at 164 South Yale Avenue. A small garage building was east of the dwelling, on the southeast portion of the property. Two "shed" buildings were on the northeast portion of the property at 156 and 158 South Yale Avenue. A commercial building was north of the property. Areas to the south and west consisted of dwellings, with the exception of a "store" shown at the northwest corner of West Town Street and South Yale Avenue. An alley and a railroad spur

<sup>3</sup> <http://www.co.franklin.oh.us/auditor/>



were immediately east of the property. East of the railroad spur was a pump house and two underground gasoline tanks.

The 1950 Sanborn® map showed a steel stamping building on the northern portion of the property, at 154 South Yale Avenue. This building was described as single-story with concrete block walls, concrete floors, and pilasters. The central portion of the property contained a commercial building at 160 South Yale Avenue. Gas tanks were indicated east of this building and south of the southeast corner of the building. A partial two-story office building occupied the southwest portion of the property, at 164 South Yale Avenue. Dwellings were south and west of the property. A store was on the northwest corner of West Town Street and South Yale Avenue. An ally and railroad spur were east of the property. An office building and welding business were north of the property.

The 1968 Sanborn® map was similar in appearance to the 1950 Sanborn® map, with the exception of an additional warehouse building shown on the southwest portion of the property, at 1160 West Town Street. The two commercial buildings on the northern and central portions of the property were identified as "building materials warehouse". A 200-gallon underground gasoline tank was along the east side of the centrally-located warehouse building on the property. Adjoining properties were similar in appearance to the 1950 Sanborn® map, with the exception of an additional "store" building to the south of the property.

#### 4.2.3 REVIEW OF CITY DIRECTORIES

GCI reviewed Polk's Columbus City Directories at the Columbus Public Library. We reviewed selected city directories from the years 1924 to 2009 in approximately 5-year intervals. The following is a listing of businesses identified at 154-164 South Yale Avenue throughout these years.

Year	Address	Occupant
2009	154 S. Yale Ave.	Lenord Barnhouse and Webb's Auto Wrecking <i>auto wrecking</i>
2004	154 S. Yale Ave.	Jet Son, Inc. <i>used car auto dealers</i>
1999	154 S. Yale Ave.	Christmas in April <i>individual family services</i>
1993	154 S. Yale Ave.	Vacant
1987	154 S. Yale Ave.	Columbus Construction Co. <i>home improvements</i>
1981	154 S. Yale Ave.	Columbus Construction Co. <i>home improvements</i>
1975	154 S. Yale Ave.	Columbus Construction Co. <i>home improvements</i>
1970	154 S. Yale Ave. 164 S. Yale Ave.	Columbus Construction Co. <i>home improvements</i> Vacant
1965	154 S. Yale Ave. 164 S. Yale Ave.	F A Kohler Co. <i>warehouse</i> Dura-Lite Co. <i>storm doors</i>
1960	154-164 S. Yale Ave.	Chemstone, Inc. <i>building materials</i>
1953	154-164 S. Yale Ave.	No Return
1947	164 S. Yale Ave.	Vacant
1945	164 S. Yale Ave.	Vacant

1939	164 S. Yale Ave.	Indian Refining Co. <i>bulk plant</i>
1934	164 S. Yale Ave.	Indian Refining Co.
1929	164 S. Yale Ave.	Capitol City Oil Co.
1924	164 S. Yale Ave.	Scioto Oil Co.

Sanborn® fire insurance maps indicate the property may have had addresses along West Town Street in the past. GCI therefore reviewed identical city directories as listed above for West Town Street addresses. A review of city directories for West Town Street identified K J Miller Distribution Co. and Powdered Product Co. on the property at 1170 West Town Street in the 1953 and 1960 directories. These businesses were described as “chemical” and “soap manufacturers”. No other listings were identified for the property throughout the reviewed city directories.

The 1929 through 1987 city directories identified the following business at 1120 West Town Street (located east of the property, across the railroad tracks): Hutchinson Oil Co., Mobile Oil Corp., Mobile Oil Co., Socony-Vacuum Oil Co., Inc., Miller Oil Co., and Refiners Oil Co. These businesses were described as oil distributors and a bulk plant.

#### 4.2.4 AERIAL PHOTOGRAPH REVIEW

GCI reviewed historical aerial photographs dated 1938, 1950, 1957, and 1972 of the property area available from the Franklin County Soil and Water Conservation District (SWCD); 1979 and 1986 aerial photographs from the Mid-Ohio Regional Planning Commission (MORPC); and 1995, 2004, 2007, and 2009 aerial photographs from the Franklin County Auditor. Appendix B provides copies of these aerial photographs.

The 1938 aerial photograph indicated the property was developed with an apparent commercial structure. Commercial structures were north of the property. A railroad track was east of the property. Areas of residential development were south and west of the property.

The 1950 aerial photograph indicated an apparent commercial structure on the northern portion of the property and a smaller structure on the southwest portion. A railroad track followed by two commercial structures was east of the property. Areas to the south and east appeared to be residential in use.

The 1957 and 1972 aerial photographs indicated the property to be developed with several commercial buildings. Commercial buildings were north and east of the property. Residential areas were south and west of the property.

The 1979, 1989, and 1995 aerial photographs indicated two structures on the property. An apparent commercial structure occupied the northern portion of the property with a smaller commercial building on the central portion of the property. Parking area generally comprised the southern-half of the property. Residential areas were south and west of the property. Commercial structures were north of

the property. An alley and railroad tracks were east of the property. Commercial buildings were east of the railroad tracks.

The 2004, 2007, and 2009 indicated the existing structure on the northern portion of the property. Asphalt-paved parking areas were south of the building. Commercial buildings were north of the property. An alley and vacant land were east of the property. Residential and commercial properties were south and west of the property.

#### **4.2.5 HISTORIC TOPOGRAPHIC MAP REVIEW**

GCI reviewed 1900, 1912, 1925, 1943 (U.S. Army Map Service), 1973, 1982, and 1995 USGS maps. Appendix B includes copies of portions of these maps showing the property area.

The 1900, 1912, 1925, and 1943 maps indicated no structures on the property. The property was shown in an urbanized area of Columbus where only landmark buildings are shown.

GCI reviewed the 1973, 1982, and 1995 USGS *Southwest Columbus, Ohio* 7.5 minute series topographic maps. These maps are based on a 1965 map that was revised in 1973, 1982, and 1995. In the maps reviewed, the property and adjoining properties were shown in red tint. Red tint areas on the USGS topographic quadrangle indicate areas in which only landmark buildings are shown due to the density of buildings in urban areas. Railroad tracks were east of the property.

### **4.3 STANDARD ENVIRONMENTAL RECORD SOURCES, FEDERAL AND STATE**

GCI engaged FirstSearch Technology Corporation (FirstSearch) to provide a review of state and federal government environmental agency database records. Their review lists the number of database sites identified within the search radius distances of each respective database, and identities of plotted sites. The following subsections represent the databases reviewed. The FirstSearch report is provided in Appendix C of this report.

#### **4.3.1 NATIONAL PRIORITIES LIST (NPL)**

The NPL is a subset of the CERCLIS and lists over 1,200 of the nation's sites of uncontrolled or hazardous waste, which require cleanup. Also known as the Superfund List; the sites are scored according to the hazard ranking system (HRS). This database also includes delisted NPL sites.

The FirstSearch report identified no NPL facilities within a 1-mile radius of the property.

#### **4.3.2 COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY INFORMATION SYSTEM (CERCLIS)**

CERCLIS maintains information on sites nationally identified as hazardous or potentially hazardous, which may require action. These sites are currently being investigated or an investigation has been completed regarding the release of

hazardous substances. The most serious of this list as ranked by the HRS are transferred to the NPL.

The FirstSearch report identified no CERCLIS facilities within a ½-mile radius of the property.

#### 4.3.3 CERCLIS ARCHIVED SITES (NFRAP)

This database contains archived CERCLA sites with completed assessments where U.S. EPA determined that no further steps will be taken to place these sites on the NPL.

The FirstSearch report identified no NFRAP facilities within a ½-mile radius of the property.

#### 4.3.4 RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM -- CORRECTIVE ACTION SITES (CORRACTS)

The CORRACTS database includes RCRA sites with reported corrective actions.

The FirstSearch report identified two CORRACTS facilities within a 1-mile radius of the property:

- Facility name: Ohio Department of Transportation  
Address: 1600 W. Broad St., Columbus, OH 43223  
Location: approx. 0.65-mile northwest  
Status: This facility was listed as a small quantity generator subject to corrective actions. No violations or enforcement actions were listed on the summary sheet for this facility.
- Facility name: Ohio Department of Transportation  
Address: 1606 W. Broad St., Columbus, OH 43223  
Location: approx. 0.65-mile northwest  
Status: Details not available.

Based on the relative distances and locations with respect to local drainage patterns of these two CORRACTS facilities, they were not likely to have impacted the property.

#### 4.3.5 RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM -- TREATMENT, STORAGE, AND DISPOSAL FACILITIES (RCRA TSD)

RCRIS contains information on hazardous waste handlers regulated by the US Environmental Protection Agency under the Resource Conservation and Recovery Act (RCRA). It is a national system used to track events and activities, which fall under RCRA. The TSD database is a subset of the complete RCRIS file, which includes facilities, which treat, store, dispose, or incinerate hazardous waste.

The FirstSearch report identified no RCRA TSD facilities within a ½-mile radius of the property.

**4.3.6 RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM -- LARGE AND SMALL QUANTITY GENERATORS (RCRA GENERATOR)**

RCRIS contains information on hazardous waste handlers regulated by the US Environmental Protection Agency under the Resource Conservation and Recovery Act (RCRA). It is a national system used to track events and activities that fall under RCRA. The generators database is a subset of the complete RCRIS file, which includes hazardous waste generators that create more than 100 kg. of hazardous waste per month or meet other requirements of RCRA. FirstSearch also includes RCRA Notifiers, Transporters, and formerly regulated RCRA Sites for more complete hazardous waste information. Additionally, compliance and corrective action information is included.

The FirstSearch report identified no RCRA generating facilities on the property or adjoining the property.

**4.3.7 FEDERAL INSTITUTIONAL AND ENGINEERING CONTROL SITES (FEDERAL IC/EC): EPA BROWNFIELD MANAGEMENT SYSTEM (BMS)**

This is a database designed to assist EPA in collecting, tracking and updating information, as well as reporting on the major activities and accomplishments of the various federal Brownfields grant programs.

The FirstSearch report identified no Federal IC/EC facilities on the property.

**4.3.8 EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS)**

This is US EPA's database of emergency response actions. Data since January 2001 has been received from the National Response Center as the EPA no longer maintains this data.

The FirstSearch report identified no ERNS incidents on the property or adjoining properties.

**4.3.9 TRIBAL LANDS**

This is a database of areas with boundaries established by treaty, statute, and/or executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary government authority.

The FirstSearch report identified no Tribal Lands within a 1-mile radius of the property.

**4.3.10 OHIO/TRIBAL SITES LIST**

This is the Ohio Environmental Protection Agency (Ohio EPA) Division of Emergency and Remedial Response (DERR) database. It includes properties investigated by DERR for hazardous substances or petroleum, and includes Ohio's Voluntary Action Program (VAP) properties.

The FirstSearch report identified four DERR Database properties within a 1-mile radius of the property:

- Facility name: Smith G. Frederick Chemical Co.  
Address: 867 McKinley Ave., Columbus, OH 43223  
Location: approx. 0.64-mile northeast  
Status: listed as a Site Assessment project, indicating the property was investigated for contamination and reviewed by Ohio EPA
- Facility name: New Carlisle Trailers  
Address: 1600 W. Broad St., Columbus, OH 43223  
Location: approx. 0.65-mile northwest  
Status: none listed
- Facility name: Central Point Shopping Center  
Address: 610 Harrisburg Pike, Columbus, OH 43223  
Location: approx. 0.80-mile southwest  
Status: listed as a Voluntary Action Program (VAP) project, meaning the property has been investigated under Ohio's VAP
- Facility name: Borden Inc. Lustroware  
Address: 1625 W. Mound St., Columbus, OH 43223  
Location: approx. 0.93-mile southwest  
Status: listed as a Site Assessment project, indicating the property was investigated for contamination and reviewed by Ohio EPA

Based on the relative distances and locations with respect to local drainage patterns of these DERR facilities, they were not likely to have impacted the property.

#### **4.3.11 OHIO SPILLS LIST (SPILLS)**

This list represents a state database that records spills reported to the Ohio EPA from 1990 to present.

The FirstSearch report identified no Spills sites on the property or adjoining properties.

#### **4.3.12 OHIO/TRIBAL SOLID WASTE FACILITIES LIST (SWL)**

This state database lists known active and inactive solid waste disposal sites in the State of Ohio. The current portion of this list is updated and released annually by the Ohio EPA.

The FirstSearch report identified no SWL facilities within a ½-mile radius of the property.

#### 4.3.13 OHIO/TRIBAL LEAKING UNDERGROUND STORAGE TANK LIST (LUST)

The Ohio LUST list provides information on known leaking underground storage tank incidents and tank removal actions in the State of Ohio. LUST incidents in Ohio are regulated by the Bureau of Underground Storage Tank Regulations (BUSTR).

The FirstSearch report identified 27 LUST incidents within a ½-mile radius of the property. The BUSTR regulatory status for 23 of these LUST incidents was No Further Action (NFA). The NFA status indicated BUSTR determined that environmental conditions at those locations meet BUSTR action levels, and thus further corrective actions were not necessary for these incidents. Based on their NFA status, those 23 LUST incidents were not likely to have impacted the property.

The four remaining LUST incidents without NFA status were:

- Facility name: Former Hutchinson Oil  
Address: 1150 W. Town St., Columbus, OH 43222  
Location: approx. 0.04-mile northeast  
Status: Suspected or confirmed release from regulated UST. Long term corrective actions in progress.

The former Hutchinson Oil facility was located east of the property, across the railroad tracks. Based on the relative close proximity and status of this LUST incident, this information indicates a potential of subsurface impact to the property.

- Facility name: Abandoned Facility  
Address: N. Glenwood Ave. and W. Broad St., Columbus, OH 43222  
Location: approx. 0.04-mile northeast  
Status: Petroleum related incident-not a spill. Unknown source and/or responsible person.
- Facility name: Neat Cleaners  
Address: 1185 Sullivant Ave., Columbus, OH 43222  
Location: approx. 0.25-mile southeast  
Status: Suspected or confirmed release from regulated UST. CON: a release is confirmed.
- Facility name: Starling Middle School  
Address: 120 S. Central Ave., Columbus, OH 43222  
Location: approx. 0.33-mile northwest  
Status: Petroleum release from an unregulated UST. Known/suspected or confirmed source and responsible person is proceeding voluntarily.

Based on the relative distances and locations with respect to local drainage patterns of these three LUST incidents, they were not likely to have impacted the property.

**4.3.14 OHIO/TRIBAL UNDERGROUND STORAGE TANK LIST (UST)**

The Ohio UST list provides the location of registered underground storage tanks.

The FirstSearch report identified no UST facilities on the property or adjoining properties.

**4.3.15 STATE/TRIBAL EC/IC SITES**

This is a listing of sites that have either an engineering or institutional control mandated by state or tribal authorities.

The FirstSearch report identified no State/Tribal IC/EC facilities on the property.

**4.3.16 STATE/TRIBAL VCP (VOLUNTARY CLEANUP PROGRAMS)**

This database lists sites that have voluntarily submitted information to the inventory as part of the Site Assessment and Brownfield Revitalization Program (SABR).

The FirstSearch report identified no State/Tribal VCP facilities within a ½-mile radius of the property.

**4.3.17 OHIO/TRIBAL BROWNFIELD SITES**

This database lists Ohio EPA and US EPA sites that have voluntarily submitted information to the inventory as part of the Site Assessment and Brownfield Revitalization Program.

The FirstSearch report identified no Brownfield facilities within a ½-mile radius of the property.

**4.3.18 OHIO/TRIBAL WASTE FACILITIES SUBSET LIST**

This state database lists compost facilities, infectious waste facilities, scrap tire facilities, and transfer stations. This database also includes a historical Master Site Listing of hazardous waste inventory site.

The FirstSearch report identified two Waste Facilities Subset List facilities within a ½-mile radius of the property:

- Facility name: Gahanna Health and Laser, LLC  
Address: 867 W. Town St., Columbus, OH 43221  
Location: approx. 0.44-mile northeast
- Facility name: Vascular and Endovascular Surgical Providers  
Address: 51 S. Souder Ave., Columbus, OH 43222  
Location: approx. 0.48-mile northeast



Based on the relative distances and locations with respect to local drainage patterns of these two Waste Facilities Subset List facilities, they were not likely to have impacted the property.

#### **4.3.19 NON-GEOCODED SITES**

FirstSearch provides a listing of sites that could not be located and mapped by a street address, but were within the postal zip code of the property area.

The FirstSearch report identified 11 non-geocoded Waste Facilities Subset List facilities. These facilities appeared to be infectious waste handling facilities related to medical offices. Based on this information, the non-geocoded sites in the FirstSearch report were unlikely to have impacted the property.

#### **4.4 ADDITIONAL RECORD SOURCES**

The following subsections describe information obtained from governmental agencies directly contacted by GCI to provide information relative to the property. Copies of the information records are included in Appendix C of this report.

##### **4.4.1 BUREAU OF UNDERGROUND STORAGE TANK REGULATIONS (BUSTR)**

GCI requested BUSTR to provide any information they had on file for the property. Their response indicated no records for the property.

##### **4.4.2 FIRE DEPARTMENT INQUIRY**

GCI requested the Columbus Fire Prevention Office to provide information pertaining to hazardous emergency responses, ASTs, AST releases, USTs, UST releases, spills, remediation, or commonly known information at the property. Their response indicated no requested information on file for the property.

##### **4.4.3 HEALTH DEPARTMENT INQUIRY**

GCI requested the Columbus Public Health Department to provide information pertaining to permits, septic tanks, wells, landfills, complaints, violations, or commonly known information at the property. Their response indicated no records of hazardous materials storage and or disposal, complaints, violations, or health hazards at the property. No records of private sewage or water systems were found for the property.

##### **4.4.4 OHIO ENVIRONMENTAL PROTECTION AGENCY (OEPA) INQUIRY**

GCI requested the Ohio EPA Central Office and Central District Office to provide any information they had on file for the property. A response from the Ohio EPA Central District Office indicated no records on file for the property. A response from the Ohio EPA Central Office was pending.

##### **4.4.5 BUILDING AND ZONING DEPARTMENT INFORMATION**

GCI reviewed zoning information from the Columbus Building Services Division of the Department of Development. The property parcels were zoned M for Manufacturing.

## **5.0 INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS**

The following subsections provide information from observations on the property and interviews indicating a likelihood of identifying recognized environmental conditions concerning the property. Copies of photographs taken during our site reconnaissance are provided in *Appendix D*.

### **5.1 ENVIRONMENTAL PROFESSIONAL, DATE AND WEATHER CONDITIONS**

Bruce Savage with GCI performed a site reconnaissance during the afternoon on February 6, 2011. Weather conditions at that time included cloudy skies with a temperature of approximately 30 degrees F.

### **5.2 METHODOLOGY**

This subsection provides the method used by the environmental professional(s) to conduct the site reconnaissance for this report (e.g., systematic approaches used in observing the property exterior or building interior).

GCI observed the property by walking through building interior spaces and across the ground at the property exterior.

### **5.3 LIMITING CONDITIONS OF THE SITE RECONNAISSANCE**

This subsection describes conditions present during the site reconnaissance that limited observations, such as bodies of water, vegetation coverage, structures, snow, etc.

Property observations were limited to observing those areas visible and unlocked and unenclosed, without removing structural components of the property. Up to approximately 2 inches of snow and ice covered some ground surfaces, restricting observation of ground surfaces where present. The photographs show areas having snow and ice cover.

### **5.4 CURRENT USES OF THE PROPERTY**

The property was vacant during the reconnaissance, and no current uses were evident.

### **5.5 DESCRIPTIONS OF STRUCTURES, ROADS AND OTHER IMPROVEMENTS ON THE PROPERTY**

This subsection describes buildings, pavements, utilities, heating and cooling systems, drains, sumps, pits, ponds, lagoons, etc.

The property contained one building in its northern portion. The remainder of the property contained asphalt surface parking (south of the building), and a grass lawn and concrete walk (west of the building). The building had concrete block exterior walls and a barrel-shaped roof. An overhead garage door was on the south wall at the eastern end of the building. Pedestrian doors were on the south and west exterior.

The central and eastern parts of the building contain a painted concrete floor with blanket insulation at ceiling level. Office and bathroom areas occupy the western part of the building. These areas contained interior drywall walls and ceilings, with some lay-in acoustical tile ceilings and carpeted floors. There are no basements in the building.



The property has all public utilities (i.e. natural gas service, electricity, water and sewer). There were no signs of private wells or septic systems on the property. There were no signs of sumps, drains, pits, ponds or lagoons on the property.

#### **5.6 PAST USES OF THE PROPERTY**

This subsection describes past uses of the property by means of visual observations only.

The building shape and size, and the parking lot indicate past commercial use of the property. Signage on the south exterior of the building indicates C&R Collision Repair occupied the property in the past (154 S. Yale Ave.) An above ground vehicle lift was present in the eastern part of the building. No below-grade lift components were evident.

#### **5.7 CURRENT AND PAST USES OF ADJOINING PROPERTIES**

This subsection describes current and past uses of adjoining properties that were evident when viewed from the subject property. Adjoining properties are considered those properties that border contiguous or partially contiguous to the property, and that would be contiguous or partially contiguous with the property, but are separated by a street or other public thoroughfare.

The eastern side of the property is bound by a public alley, vacant land, and elevated railroad tracks owned by CSX Transportation across the alley.

West Town Street lies south of the property. Egner Construction Co. building and parking lot is across the roadway.

South Yale Avenue lies west of the property, with Jackson's General Store and residences located across the street.

Columbus Graphics, Inc. building adjoins the north side of the property.

No past uses of adjoining properties, other than current uses, were apparent from our observations. No indications of recognized environmental conditions at the adjoining properties were encountered when viewed from the subject property.

#### **5.8 STORAGE TANKS**

This subsection describes identified aboveground and underground storage tanks (ASTs/USTs), or possible vent pipes, fill pipes or access ways generally associated with storage tanks, if any, on the property.

GCI did not observe signs of current or existing USTs (e.g., fill or vent pipes, manways, pump islands) or ASTs at the property. An area of pavement in the southeastern portion of the parking lot had surface indications of rectangular cracking, possibly indicating a UST cavity in this area.

### **5.9 POTENTIAL HAZARDOUS SUBSTANCES OR PETROLEUM AND IDENTIFIED USES**

This subsection describes identified potential hazardous substances, petroleum products, and their respective containers and uses, if any, beyond the storage tanks previously discussed in Section 5.8. Additionally, treatment, storage, disposal of hazardous substances or petroleum products, stressed vegetation, and identifiable stains, slicks, spills, pools of liquid, etc., if any, are discussed.

The property was vacant during the site reconnaissance. GCI did not observe signs of hazardous substances or petroleum at the property.

### **5.10 INDICATIONS OF POLYCHLORINATED BIPHENYLS (PCBS)**

PCBs belong to the broad family of organic compounds known as chlorinated hydrocarbons. They were manufactured approximately between the years 1927 to 1977 and used in various products until about 1979. PCBs are regulated by the US EPA under the Toxic Substances Control Act (TSCA) and the PCB regulations found at 40 CFR 761.

GCI did not observe signs of potential PCB-containing materials on the property. Pole-mounted electrical transformers are present east of the property. The transformers are owned by the local public electric utility provide (American Electric Power Co.)

### **5.11 INDICATIONS OF SOLID WASTE**

This subsection describes solid waste at the property.

GCI did not observe signs of solid waste on the property.

### **5.12 PHYSICAL SETTING ANALYSIS**

This subsection describes observations at the property of topographic conditions in conjunction with information provided in § 4.1 *Physical Setting*. This information aids in providing an analytical approach to approximate possible migratory pathways of hazardous substances or petroleum products into soil and groundwater, which could impact the property or impact other properties from the property.

Ground surfaces in the property area are generally level. The USGS topographic map (Appendix A) indicate surface elevations in the property area decrease gradually toward the Scioto River, located approximately 1-mile east-southeast of the property.

### **5.13 INTERVIEWS**

This subsection documents interview information between GCI's representative and property manager(s), representative(s), occupant(s) and/or owner(s), either at the property, or by telephone or mail (see § 4.0 *Records Review* for interviews with governmental agencies).

The purpose of interviews is to obtain information in good faith regarding current and past uses of the property, and whether the interviewee(s) had knowledge of the existence of RECs at the property.

The property was vacant during the site reconnaissance; therefore, there were no occupants to interview.

#### **5.14 JURISDICTIONAL WATERS**

The property was in a developed area of the City of Columbus, covered by a building and pavements. No wetlands, ponds, or streams were on the property.

#### **5.15 ASBESTOS**

Asbestos is either of six natural fibrous minerals found in certain rock formations. Of the six minerals, chrysotile, amosite, and crocidolite have been most commonly used in building materials. The use of asbestos in building materials started in the early 1900s and peaked in use between World War II and the 1970s. When inhaled in sufficient quantities, asbestos fibers have been proven to cause serious health problems. Building owners and employers must comply with CFR 1910 and 1926, OSHA rules governing occupational exposure to asbestos; and 40 CFR 61 Subpart M, EPA rules governing asbestos handling and waste disposal in building demolition and renovation (the NESHAP regulations).

Potential asbestos-containing materials observed in the property building included drywall system and acoustical ceiling panels. An asbestos survey was not performed, and testing would be needed to confirm the absence or presence of asbestos.

#### **5.16 LEAD-BASED PAINT**

Painted surfaces were observed on most exterior and interior surfaces of the buildings on the property. The manufacturing of lead-based paint was phased out beginning in the year 1978. Based on the age of the building, there is a potential for lead-based paint. No cracking, flaking or peeling of paint was observed on the painted surfaces at the property. Buildings

that are demolished with lead-based paint are not currently subject to disposal regulations beyond those for general construction debris. Contractors performing work, including demolition, should follow OSHA regulations when working with potential lead paint materials.

#### **5.17 VISIBLE MOLD**

GCI observed no visible mold issues at the property.

### **6.0 DATA GAPS, DATA FAILURES, AND DEVIATIONS**

This section describes the lack of, or inability to obtain, information required by this practice despite good faith efforts. This section also lists deviations from the ASTM practice, if any.

GCI believes there were no data gaps or data failures of historic research, interviews, or requested information (as defined in ASTM E 1527-05 Section 3.2.19 and Section 3.2.20) that would result in altering our findings, opinions, and conclusions listed below. It is important to note that unexpected conditions may arise on any property. Identifying such conditions may not be attainable through the scope and limitations of ASTM practice E 1527-05.

In our opinion, there were no major deviations in this report from ASTM practice E 1527-05. GCI was unaware of minor deviations from the scope and limitations of ASTM practice E 1527-05.

### **7.0 FINDINGS, OPINIONS, AND CONCLUSIONS**

GCI performed a Phase I ESA in substantial conformance with the scope and limitations of ASTM Practice E 1527-05 of the property. Any exceptions to, or deletions from, this practice are described in Section 6.0 of this report.

The Phase I ESA did not identify recognized environmental conditions (RECs) concerning this property, except for the following:

- The 1950 historical Sanborn® fire insurance map showed two gasoline tanks on the property. These tanks were located east of the property building and south of the southeastern corner of the property building. The 1964 Sanborn® fire insurance map showed one gasoline tank east of the property building. The Phase I ESA identified no other information or records regarding these tanks; therefore, uncertainty exists as to the status of these historical tanks and soil and groundwater conditions in the tank areas. This indicates the potential for buried tanks (i.e. underground storage tanks (USTs)) to remain on the property, and for past release(s) of petroleum at the property potentially impacting soil and groundwater below the property.
- Reviewed city directories identified prior occupants of the property as Indian Refining Co., Capitol City Oil Co., and Scioto Oil Co. from at least 1924 through 1939. This information indicates historical bulk storage and use of petroleum, and potentially

hazardous substances, at the property. This indicates the potential for past release(s) at the property, potentially impacting soil and groundwater below the property.

- The environmental databases reviewed identified two LUST incidents at the "former Hutchinson Oil" site at 1120-1150 West Town Street. This facility was located approximately 150 feet east of the property. City directory information indicates this property was occupied by Hutchinson Oil Co., Mobile Oil Corp., Mobile Oil Co., Socony-Vacuum Oil Co., Inc., Miller Oil Co., and Refiners Oil Co. from at least 1929 through 1987. These businesses were described as oil distributors and a bulk plant. The proximity of this site relative to the subject property represents a material threat of a hazardous substance and/or petroleum release potentially migrating and impacting soil and groundwater below the property. This site therefore represents an REC.

Based on the information obtained in the Phase I ESA, it is GCI's opinion that additional assessment is needed to confirm the absence or presence of underground storage tanks (USTs) and impacts to soil and groundwater at the property. Further information is provided in the following sections of this report, which should be read entirely.

#### **8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS**

GCI personnel responsible for this report declare that to the best of our professional knowledge and belief, GCI personnel responsible for this report meet the definition of Environmental Professional (EP) as defined in §312.10 of 40 CFR Part 312. GCI personnel responsible for this report have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

*Prepared by:*

*Matthew R. Kaminski*

Matthew R. Kaminski, EP  
Project Manager

*Prepared by:*

*Bruce A. Savage*

Bruce A. Savage, CP, EP  
Principal – Director Environmental Services

**General Property Location Map**

154-164 S. Yale Ave.  
Columbus, Ohio 43222

The map displays the surrounding area of Columbus, Ohio, including major highways (I-70, I-275, I-675) and local streets. Key locations marked include Upper Arlington, San Margherita, Valley View, and South Columbus. The property address is highlighted in a callout box.

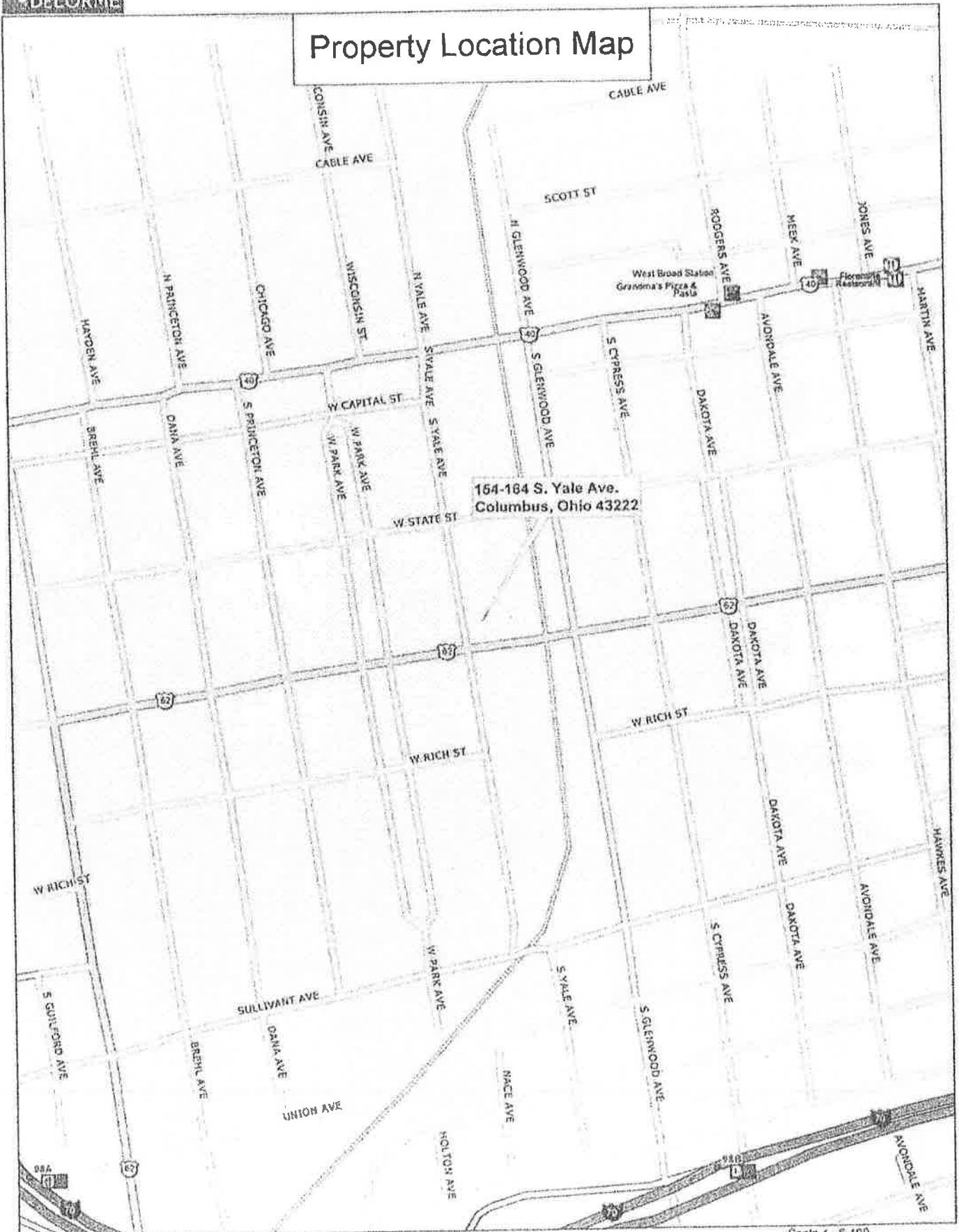
[www.delorme.com](http://www.delorme.com)

Figure 1. Schematic representation of the experimental design. The subjects were divided into two groups: the control group and the experimental group. The control group received a standard diet, while the experimental group received a diet supplemented with 10% of the total energy from fat. The subjects were then divided into two subgroups: the control subgroup and the experimental subgroup. The control subgroup received a standard diet, while the experimental subgroup received a diet supplemented with 10% of the total energy from fat. The subjects were then divided into two subgroups: the control subgroup and the experimental subgroup. The control subgroup received a standard diet, while the experimental subgroup received a diet supplemented with 10% of the total energy from fat.

Data Zoom 11-6



# Property Location Map

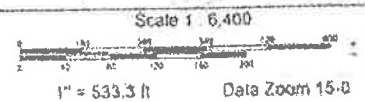


164-164 S. Yale Ave.  
Columbus, Ohio 43222

Data use subject to license.

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www.delorme.com





DISCLAIMER

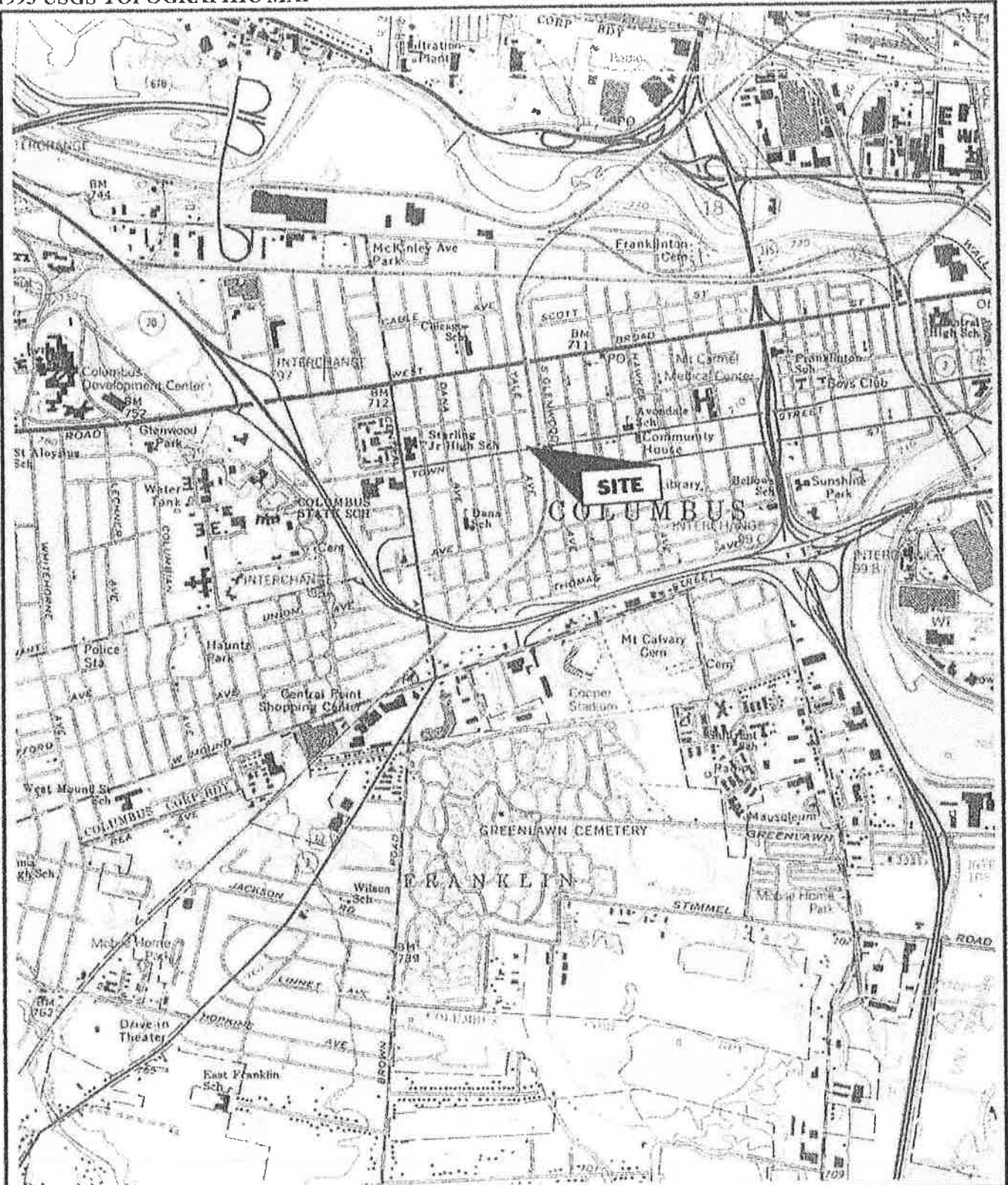
SCALE 1" = 81'



North

154-164 S. YALE AVE. PROPERTY  
COLUMBUS, OHIO



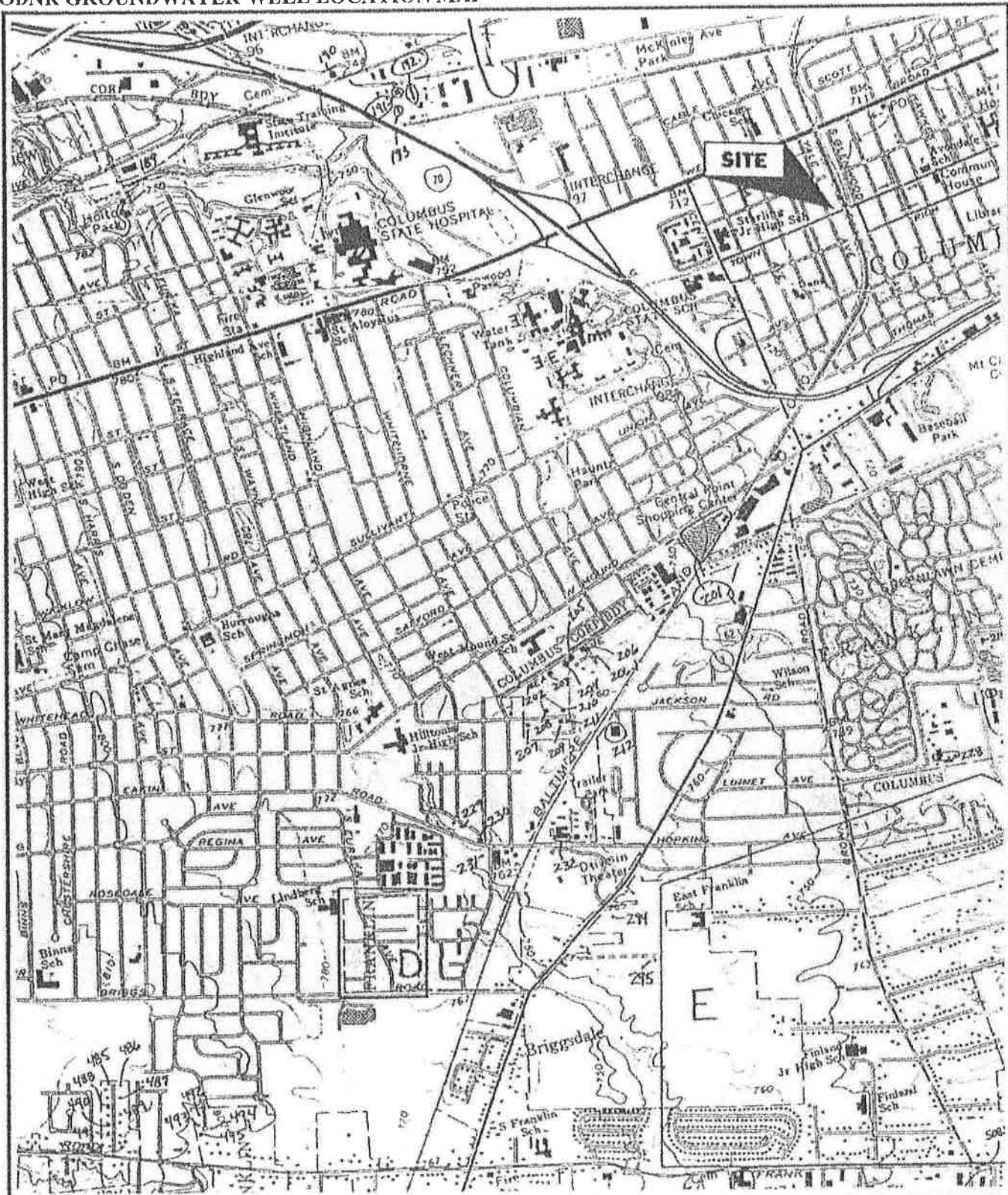


North

154-164 S. YALE AVE. PROPERTY  
COLUMBUS, OHIO  
SCALE: 1" = 2,000'±







North

154-164 S. YALE AVE. PROPERTY  
COLUMBUS, OHIO  
SCALE: 1" = 2,000'±



**Water Well Log and Drilling Report**

Ohio Department of Natural Resources  
Division of Water  
Phone: 614-265-6740 Fax: 614-265-6767

Well Log Number: 899243

**ORIGINAL OWNER AND LOCATION**

Original Owner Name: JOHN WARNER

County: FRANKLIN

Address: 1229 MCKINLEY AVE

City: COLUMBUS

Location Number:

Latitude: 39.963330

Township: FRANKLIN

State: OH

Location Map Year:

Longitude: -83.03496

Section Number:

Lot Number:

Zip Code:

Location Area:

**CONSTRUCTION DETAILS**

Borehole Diameter: 1: 8 in.

2:

Borehole Depth: 1: 17 ft.

2:

Depth to Bedrock:

Casing Diameter: 1: 2 in.

2:

Casing Length: 1: 7 ft.

2:

Casing Thickness: 1: 0.4 in.

2:

Casing Height Above Ground:

Date of Completion: 11/23/1999

Driller's Name: BELASCO DRILLING, INC.

Screen Diameter:

Type:

Set Between: From: 7 ft. To: 17 ft.

Gravel Pack Material/Size:

Method of Installation:

Grout Material/Size:

Method of Installation:

Aquifer Type: SAND AND GRAVEL

Total Depth: 17 ft.

Well Use: MONITOR

Slot Size: 0.01 in.

Material:

Screen Length: 10 ft.

Vol/Wt Used:

Placed:

Vol/Wt Used:

Placed:

**WELL TEST DETAILS**

Static Water Level:

Drawdown:

COMMENTS: NONE

Test Rate:

Test Duration:

**Associated Reports**

NONE

**WELL LOG****Formations**

COBBLES

SILT

SAND &amp; GRAVEL

From	To
0	14
0	14
14	17

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[Well log questions](#) - [Web site questions](#) - [Web policies](#)



## Water Well Log and Drilling Report

Ohio Department of Natural Resources  
Division of Water  
Phone: 614-265-6740 Fax: 614-265-6767

Well Log Number: 899244

### ORIGINAL OWNER AND LOCATION

Original Owner Name: JOHN WARNER

County: FRANKLIN

Address: 1229 MCKINLEY

City: COLUMBUS

Location Number:

Latitude: 39.963330

Township: FRANKLIN

State: OH

Location Map Year:

Longitude: -83.03496

Section Number:

Lot Number:

Zip Code:

Location Area:

### CONSTRUCTION DETAILS

Borehole Diameter: 1: 8 in.

2:

Borehole Depth: 1: 17 ft.

2:

Depth to Bedrock:

Casing Diameter: 1: 2 in.

2:

Casing Length: 1: 7 ft.

2:

Casing Thickness: 1: 0.4 in.

2:

Casing Height Above Ground:

Date of Completion: 11/23/1999

Driller's Name: BELASCO DRILLING, INC.

Screen Diameter:

Type:

Set Between: From: 7 ft. To: 17 ft.

Gravel Pack Material/Size:

Method of Installation:

Grout Material/Size:

Method of Installation:

Aquifer Type: SAND AND GRAVEL

Total Depth: 17 ft.

Slot Size: 0.01 in.

Material:

Well Use: MONITOR

Screen Length: 10 ft.

Vol/Wt Used:

Placed:

Vol/Wt Used:

Placed:

### WELL TEST DETAILS

Static Water Level:

Drawdown:

COMMENTS: NONE

Test Rate:

Test Duration:

### Associated Reports

NONE

### WELL LOG

Formations

SILT

SAND & GRAVEL

From

0

13

To

13

17

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[Well log questions](#) - [Web site questions](#) - [Web policies](#)

**Water Well Log and Drilling Report**

Ohio Department of Natural Resources  
Division of Water  
Phone: 614-265-6740 Fax: 614-265-6767

Well Log Number: 899245

**ORIGINAL OWNER AND LOCATION**

Original Owner Name: JOHN WARNER

County: FRANKLIN

Address: 1229 MCKINLEY

City: COLUMBUS

Location Number:

Latitude: 39.963330

Township: FRANKLIN

State: OH

Location Map Year:

Longitude: -83.03496

Section Number:

Lot Number:

Zip Code:

Location Area:

**CONSTRUCTION DETAILS**

Borehole Diameter: 1: 8 in.

2:

Borehole Depth: 1: 17 ft.

2:

Depth to Bedrock:

Casing Diameter: 1: 2 in.

2:

Casing Length: 1: 7 ft.

2:

Casing Thickness: 1: 0.4 in.

2:

Casing Height Above Ground:

Date of Completion: 11/23/1999

Driller's Name: BELASCO DRILLING, INC.

Screen Diameter:

Type:

Set Between: From: 7 ft. To: 17 ft.

Gravel Pack Material/Size:

Method of Installation:

Grout Material/Size:

Method of Installation:

Aquifer Type: SAND AND GRAVEL

Total Depth: 17 ft.

Slot Size: 0.01 in.

Material:

Well Use: MONITOR

Screen Length: 10 ft.

Vol/Wt Used:

Placed:

Vol/Wt Used:

Placed

**WELL TEST DETAILS**

Static Water Level:

Drawdown:

COMMENTS: NONE

Test Rate:

Test Duration:

**Associated Reports**

NONE

**WELL LOG****Formations**

COBBLES

SILT

SAND &amp; GRAVEL

From To

0 14

0 14

17 17

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## Water Well Log and Drilling Report

Ohio Department of Natural Resources  
Division of Water  
Phone: 614-265-6740 Fax: 614-265-6767

Well Log Number: 899246

### ORIGINAL OWNER AND LOCATION

Original Owner Name: JOHN WARNER

County: FRANKLIN

Address: 1229 MCKINLEY

City: COLUMBUS

Location Number:

Latitude: 39.963330

Township: FRANKLIN

State: OH

Location Map Year:

Longitude: -83.03496

Section Number:

Lot Number:

Zip Code:

Location Area:

### CONSTRUCTION DETAILS

Borehole Diameter: 1: 8 in.

2:

Borehole Depth: 1: 18 ft.

2:

Depth to Bedrock:

Casing Diameter: 1: 2 in.

2:

Casing Length: 1: 8 ft.

2:

Casing Thickness: 1: 0.4 in.

2:

Casing Height Above Ground:

Date of Completion: 11/24/1999

Driller's Name: BELASCO DRILLING, INC.

Screen Diameter:

Type:

Set Between: From: 8 ft. To: 18 ft.

Gravel Pack Material/Size:

Method of Installation:

Grout Material/Size:

Method of Installation:

Aquifer Type: SAND AND GRAVEL

Total Depth: 18 ft.

Slot Size: 0.01 in.

Material:

Vol/Wt Used:

Placed:

Vol/Wt Used:

Placed

Well Use: MONITOR

Screen Length: 10 ft.

### WELL TEST DETAILS

Static Water Level:

Drawdown:

COMMENTS: NONE

Test Rate:

Test Duration:

Associated Reports

NONE

### WELL LOG

#### Formations

COBBLES

SANDY SILT

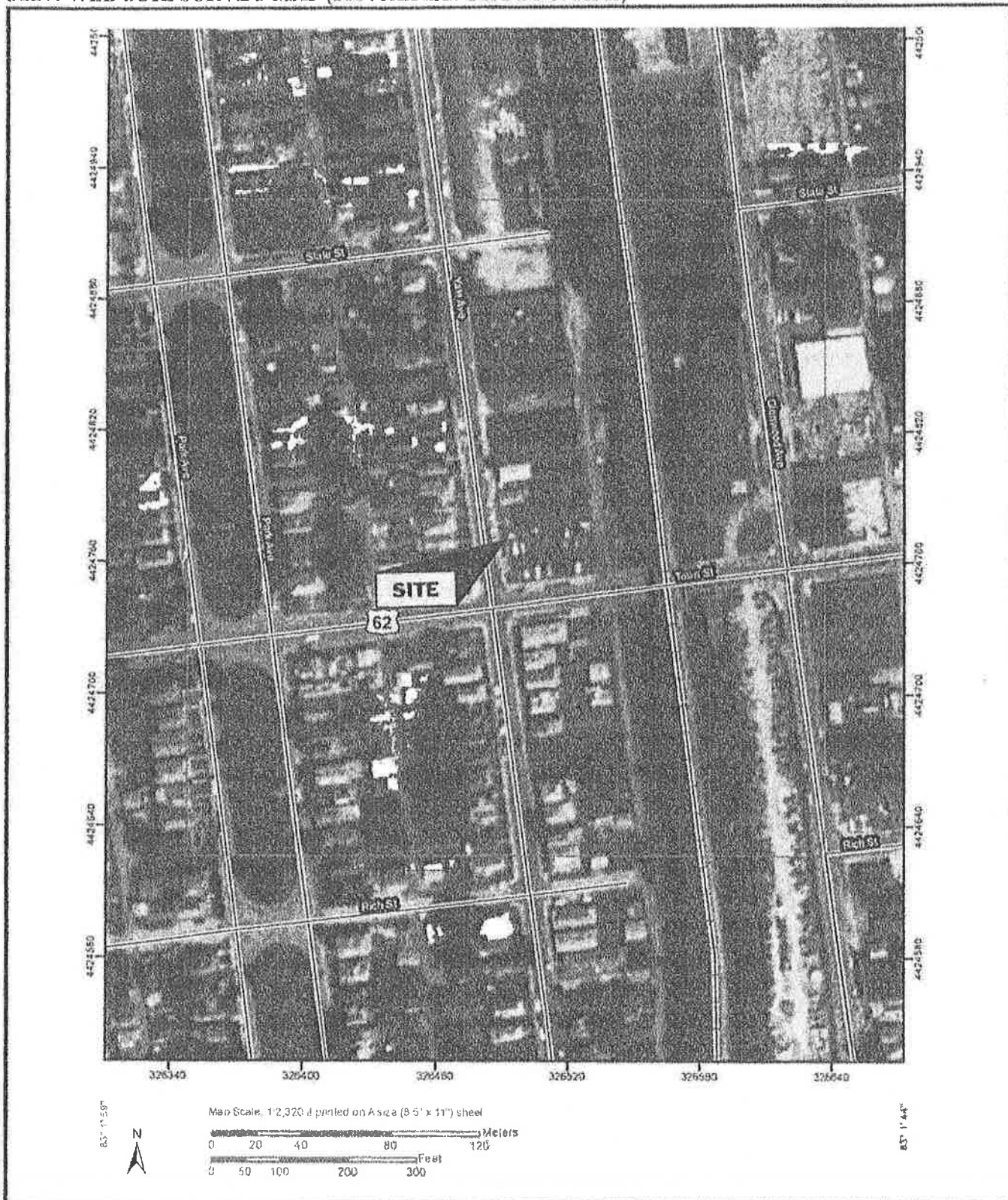
SAND & GRAVEL

From	To
0	13
0	13
13	18

Printing Tips (opens in new window)

Well log questions - Web site questions - Web policies













North


154-164 S. YALE AVE. PROPERTY  
COLUMBUS, OHIO



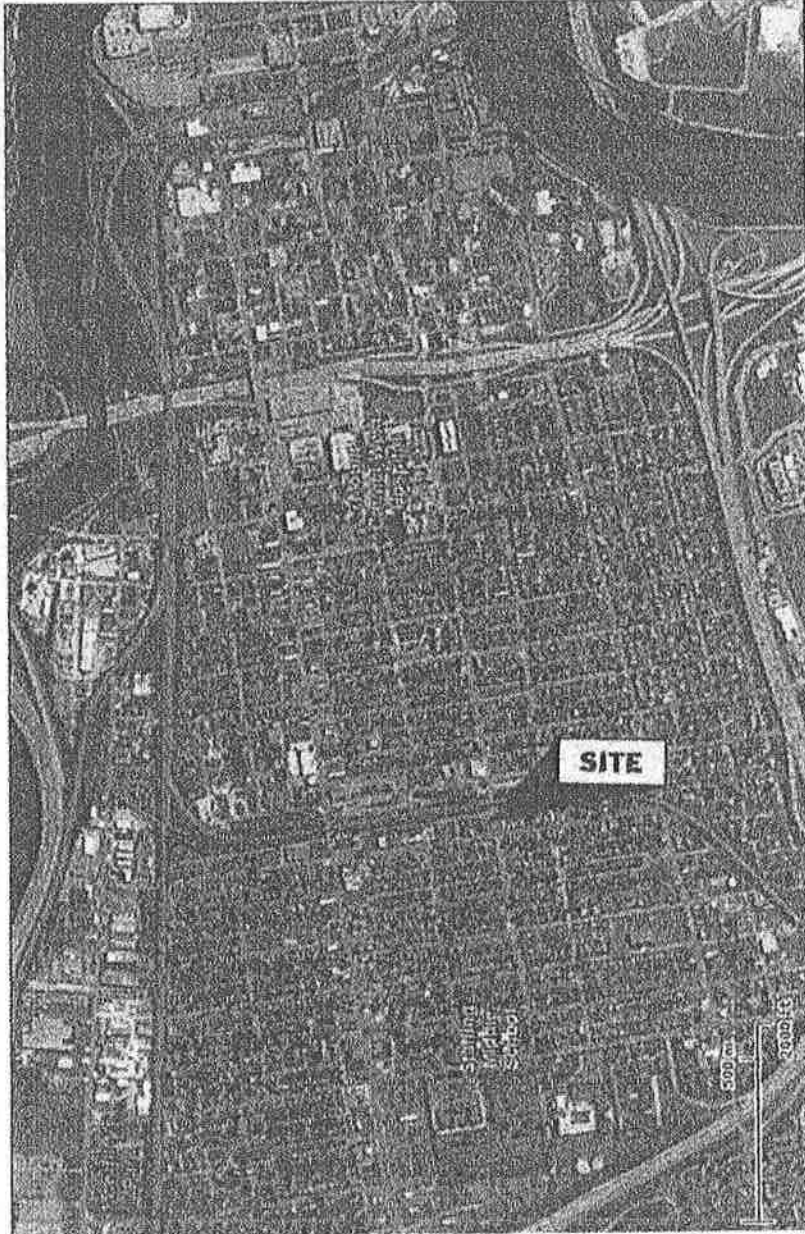
Feb 9, 2011

**Wetlands**

-  Freshwater Emergent
-  Freshwater Forested/Shrub
-  Estuarine and Marine Deepwater
-  Estuarine and Marine
-  Freshwater Pond
-  Lake
-  Riverine
-  Other



**U.S. Fish and Wildlife Service**  
**National Wetlands Inventory**



This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or completeness of the data shown on this map. Wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:



**154-164 S. YALE AVE. PROPERTY**  
**COLUMBUS, OHIO**





# Clarence E. Mingo II

## Auditor, Franklin County, Ohio

Geographic Information System

PID: 010-017612  
UNITED STATES OF AMERICA

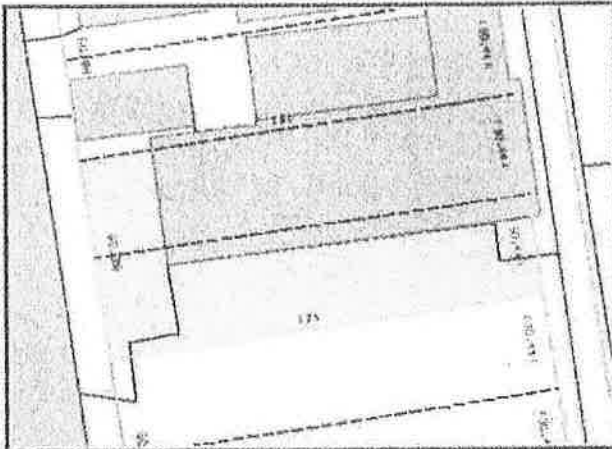


Image Date: 02/03/2011 03:19:54



010-017612-00 04/11/2010

Image Date:

**Owner Name** UNITED STATES OF AMERICA  
**Site Address** 154 S YALE AV  
**Mail Address** PVCR INC  
10999 JUG ST  
JOHNSTOWN OH 43031  
**Tax District** CITY OF COLUMBUS  
**Description** YALE AVE 154 S  
WEST PARK  
LOT 528 29

**Transfer Date** 05/12/2010  
**Sale Amount** \$0  
**Year Built** 1948  
**Auditor's Map** F011070.00  
**Neighborhood** 09100  
**School Name** COLUMBUS CSD  
**Annual Taxes** \$3,058.40

### Auditor's Appraised Values

	Taxable	Exempt	Other Exempt
Land	\$17,900	\$0	\$0
Building	\$129,600	\$0	\$0
Total	\$147,500	\$0	\$0

**Accessed Acreage** 0.183  
**Landuse** 480 - COMMERCIAL WAREHOUSE  
**CAUV** \$0  
**Homestead** NO  
**Property Class** EXEMPT

### Building Information

Rooms	0	Baths	0
Bedrooms	0	Half Baths	0

Number of Cards	1	Fireplaces	0
Square Feet	4,510	Stories	0
Air Cond.			

### Disclaimer

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.



# Clarence E. Mingo II

Auditor, Franklin County, Ohio

Geographic Information System

PID: 010-051013  
UNITED STATES OF AMERICA

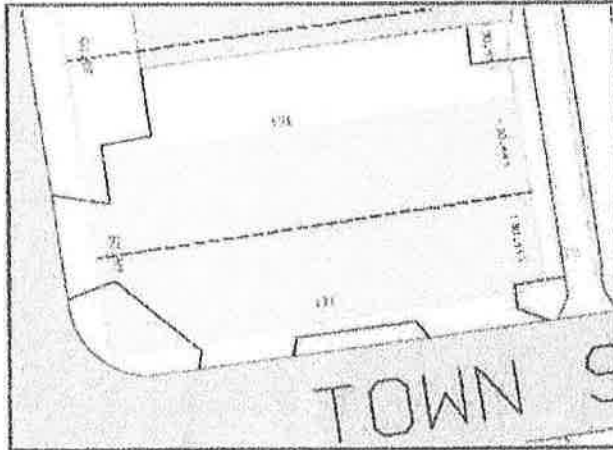
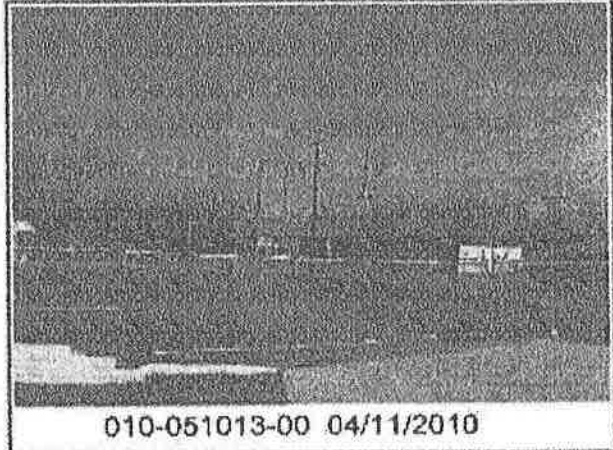


Image Date: 02/03/2011 03:25:54



010-051013-00 04/11/2010

Image Date:

**Owner Name** UNITED STATES OF AMERICA  
**Site Address** 164 S YALE AV  
**Mail Address** PVCB INC  
10999 JUG ST  
JOHNSTOWN OH 43031  
**Tax District** CITY OF COLUMBUS  
**Description** 160 YALE AVE  
WEST PARK  
LOT 530-531

**Transfer Date** 05/12/2010  
**Sale Amount** \$0  
**Year Built**  
**Auditor's Map** F011 069,00  
**Neighborhood** 09100  
**School Name** COLUMBUS CSD  
**Annual Taxes** \$738.32

## Auditor's Appraised Values

	Taxable	Exempt	Other Exempt
Land	\$17,900	\$0	\$0
Building	\$9,600	\$0	\$0
Total	\$27,500	\$0	\$0

**Accessed Acreage** 0.183  
**Landuse** 467 - OTHER COMMERCIAL  
**CAUV** \$0  
**Homestead** NO  
**Property Class** EXEMPT

## Building Information

<b>Rooms</b>	0	<b>Baths</b>	0
<b>Bedrooms</b>	0	<b>Half Baths</b>	0

<b>Number of Cards</b>	1		
<b>Square Feet</b>	0	<b>Fireplaces</b>	0
<b>Air Cond.</b>		<b>Stories</b>	0

## Disclaimer

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.